

**Core and Non-Core Portfolio
Green Activities Planned for 2007
Energy, Waste, Water, and Air Quality**

Attachment 4

Sector	Partnership	What steps do you plan on taking for the coming calendar year to improve energy consumption, water consumption and waste management?
Office	CWP	Installation of solar reflective window film, replace A/C units in retail suites to improve efficiency, continue refurbishment program of the air handler units, expand building automation system to control new chillers, install cooling tower isolation valves and VFD controls, explore feasibility of contracting with the proposed Honolulu Seawater Air Conditioning program, which would provide chilled water from a renewable source, institute additional recycling programs, lighting improvements.
Industrial	LaSalle	In concert with consultant Servidyne, CalEAST will analyze benchmarking consumption data to identify energy conservation opportunities and in conjunction with the fiscal year 2008 budgets, implement cost-effective conservation measures. Utility, gas, and water consumption data for relevant CenterPoint and Development properties is being collected in 2007 to create a beginning baseline year. Once baseline benchmarking data has been collected and analyzed, Servidyne, CalEast, and CenterPoint will evaluate cost effective methods to reduce energy use, conserve water, and increase awareness of waste stream management across the portfolio. Planned energy improvements include replacing boiler systems with 80/20 heating, completing partial roof overlay with white TPO roofs, and installation of high-efficiency lighting on certain properties.
Industrial	RREEF	CalWest is in the process of selling the vast majority of its assets which has changed the firm's plans to improve utility consumption and waste management in 2007. Should the sale close as planned, no further action will be taken on the properties being sold. Green initiatives will continue for the five properties not being sold. Specific steps to reduce consumption at these remaining properties will be identified later this year, following analysis of the data which has now been gathered by Servidyne on three of these properties, and is being gathered on the fourth. The fifth property is under development.
Apartment	GID/WRF III	Purchasing more efficient Heating and Air Conditioning systems for building corridors and units. Installing low flush toilets in all common areas/units that are 1.6 gallons per flush. Installing aerators in all faucets in bathrooms, kitchens and showers located in all common areas/units to reduce splash and save water and conserve energy. Will explore using an energy information service program to help our properties realize cost savings and additional utility cost recovery through outsourced bill payment, data presentment and vacant unit cost analysis and management. Will install energy control devices such as motion detector sensors whenever possible. Will look to install energy controls for energy management systems. Will improve lighting efficiency by replacing incandescent interior/exterior light fixtures/bulbs with fluorescent light fixtures/bulbs. Will implement efficiency and maintenance procedures for furnace and air cooling equipment. As appliances need to be replaced, will look to purchase Energy Star compliant appliances. When making purchasing decisions, choices, will consider the EPA's energy efficiency standards for appliances (washers, dishwashers, refrigerators) building systems (air conditioning, furnaces, insulation), and lighting. Will educate our property managers and residents about the positive impacts of energy conservation and conservation awareness. Will explore ways to implement waste management recommendations obtained from 2005
Apartment	Blackrock	Will work to further implement the recommendations by BlueWave. Will continue to look for opportunities to retrofit lighting and install other energy saving measures. Planned HVAC, window, lighting and plumbing replacements and upgrades.
Office	Hines	Garage lighting retrofits planned for Spring which would have a KWH savings of 38,000 per year. Join the PG&E Building Energy Coalition to reduce loads during high demands. Working to implement a Bay Area "Green Clean" Program. Continue to refine operation of facilities, continue to educate tenants and janitorial staff for recycling efforts. replace old equipment with more energy and water efficient equipment. Replacement of low-rise bathrooms with new low-flow fixtures. Plan to take over the waste recycling function in order to accurately measure the cost savings versus waste hauling. Working with the landscape vendors to evaluate ways to reduce water consumption. As a continued effort, send guidebooks and small posters for tenant education and sending reminders of the building' recycling programs
Retail	IMI - Miller	Study to be completed to replace chillers. Install efficient lighting systems. Landscaping with special plants that use less water consumption. Propose a more efficient recycling program for loft residents. Continue on the existing conservation efforts and look for new ways to increase efficiency and reduce consumption. Initiation of the Ameresco/energy Efficiency Outsource Program lighting project. Conduct a HVAC and lighting study for more improved energy efficiency measures.

Core and Non-Core Portfolio
Green Activities Planned for 2007
Energy, Waste, Water, and Air Quality

Sector	Partnership	What steps do you plan on taking for the coming calendar year to improve energy consumption, water consumption and waste management?
CURE	Bridge Urban Infill Land	Performing energy audits to identify additional savings. Explore implementation of additional recycling bins for existing apartment property, continue repairs of irrigation system clocks, replace bathroom light fixtures with more energy efficient models.
CURE	Buchanan Urban Investors	Continue exploring possibility of office waste recycling and continue energy usage audits. Continue water conservation measures and replace plants/shrubs as needed with drought resistant plants. Implement recycle program. Look for more energy efficient exterior light bulbs and install as replacements are needed. Look into energy program provided through the County of Denver and Excel Energy Public Service Company, which evaluates energy usage and provides energy efficient fixtures and service at a reduced rate.
CURE	CalSmart (RREEF)	RREEF will push to have one or two internal individuals become certified experts in the LEEDS system. This person(s) will be brought into future projects on the front-end to help assure the effective implementation of quality ideas. Will look to certified third-party consultants to help on large scale projects, especially in major infill areas such as San Francisco. Will look to coordinate a recycling goal for each new construction project. Within active CalSmart projects in which there are tenants, will look to provide a descriptive book that both educates and helps new occupants understand and implement sustainable design and construction features in improvement build-outs. Will actively encourage property management staff to put forth ideas and proposals and take action to improve energy efficiency, waste management, resource management, recycling and general preservation of the environment. In certain instances, will provide incentive compensation to help motivate on-site management and engineering members to deliver and implement new ideas in this waste and property managers' proposal to prepare the property to compete for the annual BOMA Earth Award upon completion of the addition.
CURE	Centerline	To the extent capital expenditures for energy consumption, water consumption and waste management do not adversely impact expected total returns on new investments, CharterMac Urban will recommend the implementation of energy saving policies with its partners/sponsors. Note: Charter Mac does not maintain an operating role in its investments and does not make day-to-day decisions on its properties.
CURE	MacFarlane Partners	Will continue to explore new technologies, systems, and practices to incorporate into the design of projects in order to reduce energy and water consumption and improve waste management. Should we retain a property for a long enough duration to make an energy efficiency and water usage efficiency study meaningful, we conduct them to explore further means of reducing energy consumption, water consumption and run-off.
CURE	Pacific City Home	Maintain irrigation systems to run effectively and efficiently. Minimize extended use of generators during construction.
CURE	GI Partners	Continue to replace high volume toilets to low volume, and lights to lower energy lighting. Continue to replace older air conditioning with more energy efficient units.
CURE	Legacy Partners	The investment held during the reporting year was sold in 2005/06; however plan to continue recycling efforts on new acquisitions.
CURE	Kennedy	Install infrared motion detectors to reduce energy usage, new irrigation and landscaping projects will utilize low-flow sprinkler heads, drought-tolerant plants, and in some cases, "grey" water, low flow toilets and restroom basins will be used for replacement projects, HVAC units will be replaced with energy efficient models as needed. Recycling programs and new bailing equipment will improve waste management.
Senior Housing	SHP Senior Housing	Retrofit many current lighting fixtures during 2007, looking to installing programmable thermostats and replacing chilled water pumps, possibly begin using reclaimed water for landscaping needs. Rework toilets to make them as water saving as possible (new flappers, fluid masters, die test all toilets). Replace laundry a/c with energy efficient models.
International	ILFS India Real Estate	Continue to encourage more efficient design concepts and LEED certification standards. Continue to explore more efficient waste and water management processes.

Core and Non-Core Portfolio
Green Activities Planned for 2007
Energy, Waste, Water, and Air Quality

Sector	Partnership	What steps do you plan on taking for the coming calendar year to improve energy consumption, water consumption and waste management?
Housing	CityView America	Maintain irrigation systems to run effectively and efficiently. Minimize extended use of generators during construction.
Housing	MW Housing Partners	No properties on which to report
Housing	Newland	Implementing a Sustainability Plan which would require Energy Star standards as a minimum for new homes, implement a construction waste management program, develop all Newland buildings to LEED standards, apply regenerative and green development concepts to civil design where applicable, encourage schools, civic, retail and commercial buildings in communities to be built according to LEED standards, use low-water plants, use lowest-quality water for community landscape, encourage reduced driving through land plans, and adopt a recycling program in Newland offices.
Housing	IHP - Fund I	All homes within the Fund is sold.
Housing	IHP - Fund III	Help and support builder and developer partners to embrace financially feasible energy, water and waste conservation measures, starting with land development and continuing to plotting, designing, and construction of homes.
Housing	IHP - Fund V	As of December 2005 construction in this housing project was completed.
Housing	Shea Homes	Shea participates in EFL Gold which allows us to build 15% - 30% more efficiently than municipality energy codes. All future residential landscaping will use the WeatherTRAK Irrigation Controllers which are designed to save water.